

Investment opportunity.

Unit 8

New South Quarter

Croydon CR0 4WN

 **Houston
Lawrence**

Investment opportunity

Unit 8, 15 Whitestone Way, Croydon CRO 4WN

Ground floor unit | 8,463 sq.ft.



Located just off Purley Way (A23), one of South London's most established retail and commercial destinations, this versatile ground floor 8,463 sq.ft. commercial unit offers 6.6m clear height — suitable for a full mezzanine, increasing total size to circa 16,000 sq.ft. with on-site parking.

Contact Andrew Cordery

andrew@houstonlawrence.co.uk

07775 620 500

Income profile

RENT

Current passing rent:
£85,000 per annum.

Rising to £100,000 per annum
from 17 May 2027.

Rent deposit held: £83,303.40

Tenancy summary

TENANT

Pirate Studios Properties Limited
Studios for musicians, podcasters
and dancers — pirate.com

Rehearsal and recording studios/

One of the largest global networks of
24/7 self-service creative studios.

LEASE TYPE

Full repairing and insuring lease.

LEASE TERM

10 years from May 2018.

Lease expiry 17 May 2028.

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A full information pack
is available upon request.



Connectivity



Wandle Park station.

Waddon station.

Direct road access via A23 Purley Way.

In the area

Purley Way is a well-known hub for national retail and leisure brands.

Sale price

Offers in excess of £1,000,000.

VAT is applicable.

Long leasehold (155 years from 1 December 2012)
at a peppercorn rent.

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